| 009.0 | 0001 | 0009.0 | 1 of 1 | Residential | | Total Card / Total Parcel |
|---|---|---|---|---|---|---|
| Map | Block | Lot | CARD | ARLINGTON | APPRAISED: | 965,800 / 965,800 |
| | | | | | USE VALUE: | 965,800 / 965,800 |
| | | | | | ASSESSED: | 965,800 / 965,800 |

## PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|---|---|---|
| 6 | | WYMAN TERR, ARLINGTON |

## OWNERSHIP

Unit #:

| | | |
|---|---|---|
| Owner 1: | QUINN JULIETTE K & | |
| Owner 2: | GOSLINE DOROTHY ANN | |
| Owner 3: | | |
| Street 1: | 6 WYMAN TERRACE | |
| Street 2: | | |
| Twn/City: | ARLINGTON | |
| St/Prov: | MA | Cntry: |
| Postal: | 02474 | Type: |

Own Occ: Y

## PREVIOUS OWNER

| | |
|---|---|
| Owner 1: | HANSCOME PATRICIA B - |
| Owner 2: | - |
| Street 1: | 11 MILTON STREET |
| Twn/City: | CAMBRIDGE |
| St/Prov: | MA |
| Postal: | 02140 |

Cntry:

## NARRATIVE DESCRIPTION

This parcel contains .115 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1918, having primarily Vinyl Exterior and 2584 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

## OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|---|---|---|---|

## PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|---|---|---|---|---|---|---|
| Z | R2 | TWO FAMIL | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exmpt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | 1 | Level |
| s | | | | Street | | |
| t | | | | Gas: | | |

## IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value |
|---|---|---|---|---|---|
| 104 | 5000.000 | 504,900 | 4,900 | 456,000 | 965,800 |
| Total Card | 0.115 | 504,900 | 4,900 | 456,000 | 965,800 |
| Total Parcel | 0.115 | 504,900 | 4,900 | 456,000 | 965,800 |

Source: Market Adj Cost | Total Value per SQ unit /Card: 373.73 | /Parcel: 373.73

**Legal Description**

Entered Lot Size
Total Land:
Land Unit Type:

**User Acct** 7682

**GIS Ref**

**GIS Ref**

**Insp Date** 10/06/17

!824!

## PREVIOUS ASSESSMENT

Parcel ID: 009.0-0001-0009.0

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|---|---|---|---|---|---|---|---|---|---|---|
| 2022 | 104 | FV | 504,900 | 4900 | 5,000. | 456,000 | 965,800 | | Year end | 12/23/2021 |
| 2021 | 104 | FV | 481,300 | 4900 | 5,000. | 456,000 | 942,200 | | Year End Roll | 12/10/2020 |
| 2020 | 104 | FV | 481,400 | 4900 | 5,000. | 456,000 | 942,300 | 942,300 | Year End Roll | 12/18/2019 |
| 2019 | 104 | FV | 371,500 | 4900 | 5,000. | 484,500 | 860,900 | 860,900 | Year End Roll | 1/3/2019 |
| 2018 | 104 | FV | 371,500 | 4900 | 5,000. | 353,400 | 729,800 | 729,800 | Year End Roll | 12/20/2017 |
| 2017 | 104 | FV | 347,700 | 4900 | 5,000. | 307,800 | 660,400 | 660,400 | Year End Roll | 1/3/2017 |
| 2016 | 104 | FV | 347,700 | 4900 | 5,000. | 262,200 | 614,800 | 614,800 | Year End | 1/4/2016 |
| 2015 | 104 | FV | 308,600 | 4900 | 5,000. | 256,500 | 570,000 | 570,000 | Year End Roll | 12/11/2014 |

**PRINT**

| Date | Time |
|---|---|
| 12/29/21 | 19:04:41 |

**LAST REV**

| Date | Time |
|---|---|
| 08/09/21 | 15:11:52 |
| danam | |

## SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 824

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|---|---|---|---|---|---|---|---|---|---|
| HANSCOME PATRIC | 67819-550 | | 8/16/2016 | | 805,000 | No | No | | |
| GARBER FREDERIC | 65356-466 | | 5/13/2015 | Convenience | 1 | No | No | | |
| | 14501-315 | | 12/1/1981 | | 79,500 | No | No | | Y |

## USER DEFINED

| | |
|---|---|
| Prior Id # 1: | 7682 |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| ASR Map: | |
| Fact Dist: | |
| Reval Dist: | |
| Year: | |
| LandReason: | |
| BldReason: | |
| CivilDistrict: | |
| Ratio: | |

## BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|---|---|---|---|---|---|---|---|---|
| 6/30/2021 | 943 | Redo Kit | 160,000 | O | | | | |
| 6/23/2020 | 683 | AbvGrd. | 3,100 | O | | | | |
| 5/2/2007 | 305 | Siding | 9,200 | | | G8 | GR FY08 | |
| 12/4/2006 | 1047 | Manual | 54,900 | | | | | re-build front por |

## ACTIVITY INFORMATION

| Date | Result | By | Name |
|---|---|---|---|
| 10/6/2017 | MEAS&NOTICE | HS | Hanne S |
| 4/14/2009 | Meas/Inspect | 163 | PATRIOT |
| 4/10/2000 | Inspected | 263 | PATRIOT |
| 9/23/1999 | Mailer Sent | | |
| 9/23/1999 | Measured | 243 | PATRIOT |
| 10/1/1981 | | MM | Mary M |

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

## LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 104 | Two Family | | 5000 | | Sq. Ft. | Site | | 0 | 80. | 1.14 | 1 | | | | | | | | | 456,000 | | | | | | 456,000 | |

| Total AC/HA: | 0.11478 | Total SF/SM: | 5000 | Parcel LUC: | 104 | Two Family | Prime NB Desc | ARLINGTON | Total: | 456,000 | Spl Credit | | Total: | 456,000 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

## EXTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Type: | 13 - Multi-Garden | | |
| Sty Ht: | 2A - 2 Sty +Attic | | |
| (Liv) Units: | 2 | Total: | 2 |
| Foundation: | 1 - Concrete | | |
| Frame: | 1 - Wood | | |
| Prime Wall: | 4 - Vinyl | | |
| Sec Wall: | | | % |
| Roof Struct: | 1 - Gable | | |
| Roof Cover: | 1 - Asphalt Shgl | | |
| Color: | GRAY | | |
| View / Desir: | | | |

## GENERAL INFORMATION

| | | | |
|---|---|---|---|
| Grade: | C - Average | | |
| Year Blt: | 1918 | Eff Yr Blt: | |
| Alt LUC: | | Alt %: | |
| Jurisdict: | | Fact: | . |
| Const Mod: | | | |
| Lump Sum Adj: | | | |

## INTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Avg Ht/FL: | STD | | |
| Prim Int Wal | 2 - Plaster | | |
| Sec Int Wall: | | | % |
| Partition: | T - Typical | | |
| Prim Floors: | 3 - Hardwood | | |
| Sec Floors: | | | % |
| Bsmnt Flr: | 12 - Concrete | | |
| Subfloor: | | | |
| Bsmnt Gar: | | | |
| Electric: | 3 - Typical | | |
| Insulation: | 2 - Typical | | |
| Int vs Ext: | S | | |
| Heat Fuel: | 1 - Oil | | |
| Heat Type: | 5 - Steam | | |
| # Heat Sys: | 2 | | |
| % Heated: | 100 | % AC: | |
| Solar HW: | NO | Central Vac: | NO |
| % Com Wal | | % Sprinkled | |

## BATH FEATURES

| | | | |
|---|---|---|---|
| Full Bath | 2 | Rating: | Average |
| A Bath: | | Rating: | |
| 3/4 Bath: | | Rating: | |
| A 3QBth | | Rating: | |
| 1/2 Bath: | | Rating: | |
| A HBth: | | Rating: | |
| OthrFix: | | Rating: | |

## OTHER FEATURES

| | | | |
|---|---|---|---|
| Kits: | 2 | Rating: | Average |
| A Kits: | | Rating: | |
| Frpl: | | Rating: | |
| WSFlue: | | Rating: | |

## CONDO INFORMATION

| | |
|---|---|
| Location: | |
| Total Units: | |
| Floor: | |
| % Own: | |
| Name: | |

## DEPRECIATION

| | | | |
|---|---|---|---|
| Phys Cond: | AG - Avg-Good | 26. | % |
| Functional: | | | % |
| Economic: | | | % |
| Special: | | | % |
| Override: | | | % |
| | Total: | 26.4 | % |

## CALC SUMMARY

| | |
|---|---|
| Basic $ / SQ: | 180.00 |
| Size Adj.: | 1.06916165 |
| Const Adj.: | 0.98990101 |
| Adj $ / SQ: | 190.506 |
| Other Features: | 101500 |
| Grade Factor: | 1.00 |
| NBHD Inf: | 1.00000000 |
| NBHD Mod: | |
| LUC Factor: | 1.00 |
| Adj Total: | 686035 |
| Depreciation: | 181113 |
| Depreciated Total: | 504922 |

## COMMENTS

FFL GAS HEAT/SFL OIL HEAT.

## RESIDENTIAL GRID

| 1st Res Grid | Desc: | Line 1 | # Units | 2 |
|---|---|---|---|---|

| Level | FY | LR | DR | D | K | FR | RR | BR | FB | HB | L | O |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Other | | | | | | | | | | | | |
| Upper | | | | | | | | | | | | |
| Lvl 2 | | | | | | | | | | | | |
| Lvl 1 | | | | | | | | | | | | |
| Lower | | | | | | | | | | | | |

| Totals | RMs: | 10 | BRs: | 4 | Baths: | 2 | HB | |
|---|---|---|---|---|---|---|---|---|

## REMODELING

| | |
|---|---|
| Exterior: | |
| Interior: | |
| Additions: | |
| Kitchen: | |
| Baths: | |
| Plumbing: | |
| Electric: | |
| Heating: | |
| General: | |

## RES BREAKDOWN

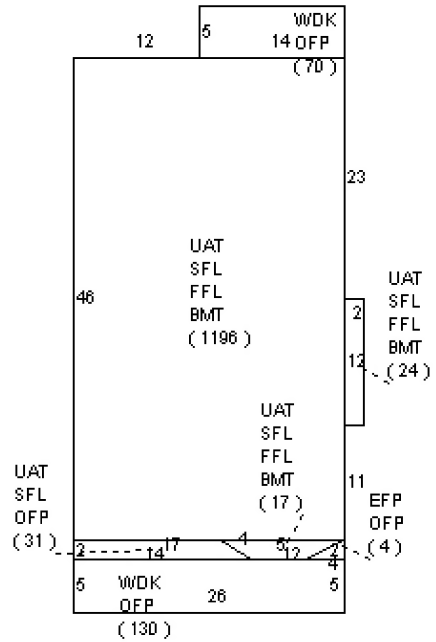
| No Unit | RMS | BRS | FL |
|---|---|---|---|
| 2 | 5 | 2 | |
| Totals | | | |
| 2 | 10 | 4 | |

## COMPARABLE SALES

| Rate | Parcel ID | Typ | Date | Sale Price |
|---|---|---|---|---|

| | | | |
|---|---|---|---|
| WtAv$/SQ: | | AvRate: | Ind.Val |
| Juris. Factor: | | Before Depr: | 190.51 |
| Special Features: | 0 | Val/Su Net: | 112.25 |
| Final Total: | 504900 | Val/Su SzAd | 201.56 |

## SKETCH




## SUB AREA

| Code | Description | Area - SQ | Rate - AV | Undepr Value |
|---|---|---|---|---|
| SFL | Second Floor | 1,268 | 190.510 | 241,561 |
| BMT | Basement | 1,237 | 57.150 | 70,697 |
| FFL | First Floor | 1,237 | 190.510 | 235,655 |
| UAT | Upper Attic | 317 | 90.490 | 28,685 |
| OFP | Open Porch | 235 | 23.280 | 5,472 |
| WDK | Deck | 200 | 10.890 | 2,178 |
| EFP | Enclos Porch | 4 | 71.870 | 287 |
| | Net Sketched Area: | 4,498 | Total: | 584,535 |

| Size Ad | 2505 | Gross Area | 5449 | FinArea | 2584 |
|---|---|---|---|---|---|

## SUB AREA DETAIL

| Sub Area | % Usbl | Descrip | % Type | Qu | # Ten |
|---|---|---|---|---|---|
| UAT | 100 | FLA | 25 | A | |

## IMAGE

AssessPro Patriot Properties, Inc

## MOBILE HOME

| Make: | | Model: | | Serial # | | Year: | | Color: | |
|---|---|---|---|---|---|---|---|---|---|

## PARCEL ID

009.0-0001-0009.0

## SPEC FEATURES/YARD ITEMS

| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod | JFact | Juris. Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 3 | Garage | D | Y | 1 | 20X19 | A | AV | 1920 | 21.58 | T | 40 | 104 | | | 4,900 | | | 4,900 |

| More: | N | Total Yard Items: | 4,900 | Total Special Featues: | | Total: | 4,900 |
|---|---|---|---|---|---|---|---|